

SECURE

NET LEASE

FILE PHOTO



SHELL

\$1,172,960 | 7.50% CAP

6401 N Peoria, Tulsa, OK

- ✓ Absolute NNN Lease - No Landlord Responsibilities
- ✓ 10% Rent Bumps Every 5 Years
- ✓ Newly Rebranded Shell C-Store Property
- ✓ Located Near Tulsa's O'Brien Park Splash Pad and Baseball Complex
- ✓ 4 Miles from Osage Casino, the Largest Gaming Casino to Tulsa



Shell has operations in over 70 countries, over 83,000 employees, and 44,000 Shell branded service stations worldwide. Tenant has successfully operated C-Stores throughout the Southeast for almost 20 Years. With over 60 locations under management, they have a proven track record of maximizing profitability through streamlining operations, strategic site selection and empowering their employees to succeed.

INVESTMENT OVERVIEW

SHELL | TULSA, OKLAHOMA

\$1,172,960 | 7.50% CAP

 **\$87,972**
NOI

 **±1,215 SF**
BUILDING AREA

 **±0.68 ACRES**
LAND AREA

 **1988**
YR BUILT

 **100%**
OCCUPANCY

 **ABSOLUTE NNN**
LEASE TYPE

- ✓ **NEW 2021 REMODEL** including additions of new Shell imaging/signage, new LED canopy lights and LED interior lights, and new gas pumps.
- ✓ **New 20 Year Lease** with 10% rent bumps every 5 Years.
- ✓ Priced well below replacement cost **with strong operating history.**
- ✓ **Newly rebranded as Shell property.** Located along dense retail corridor with tenants including Dollar General, Family Dollar, Walgreens, Oklahoma Capital Bank, Church's Chicken, Subway and KFC.
- ✓ **Located 5 miles from Yahola Lake,** a 14,041 acre lake located on the west end of Tulsa's Mohawk Park.
- ✓ **Tulsa is the second-largest city in the state of Oklahoma** and 47th-most populous city in the United States.

SECURE

NET LEASE

CONTACT FOR DETAILS

ANTHONY PUCCIARELLO
VICE PRESIDENT
(214) 915-8896
apucciarello@securenetlease.com

JAMESON SINGER
BROKER ASSOCIATE
(424) 220-6436
jsinger@securenetlease.com

OK BROKER OF RECORD
GRANT MCKINNEY
GLM COMMERCIAL PROPERTIES
LICENSE #: 120857

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.



FILE PHOTO

TENANT OVERVIEW

SHELL | TULSA, OKLAHOMA



SHELL

(www.shell.com)

LESSEE: SRG OKLAHOMA HOLDINGS, LLC

GUARANTOR: MSM STORES, INC., MOHAMMED MUNAF; AND MOHAMMED SHAYAN, JOINTLY AND SEVERALLY

Royal Dutch Shell PLC, commonly known as Shell, is a British-Dutch oil and Gas Company headquartered in the Netherlands and incorporated in England and Wales. The company is one of the six oil and gas “supermajors” and produces around 3.7 million barrels of oil equivalent per day. Shell is a vertically integrated company, allowing them to be active in all areas of the oil and gas industry, including exploration and production, refining, transport, distribution and marketing, petrochemicals, power generation, and trading. It also has renewable energy activities, including in biofuels, wind, energy-kite systems, and hydrogen. Shell has operations in over 70 countries, over 83,000 employees, and 44,000 Shell branded service stations worldwide. There are over 14,000 Shell branded gas stations in the United States.

\$344.9 B

REVENUE

RDS-A

STOCK TICKER

A-1+

CREDIT RATING



44,000+

TOTAL LOCATIONS

GUARANTOR OVERVIEW

MSM STORES, INC., MOHAMMED MUNAF; AND MOHAMMED SHAYAN, JOINTLY AND SEVERALLY

Tenant has successfully operated CStores throughout the Southeast for almost 20 Years. With over 60 locations under management, they have a proven track record of maximizing profitability through streamlining operations, strategic site selection and empowering their employees to succeed. MSM Stores are looking to expand their operations in 2021. The tenant is guaranteeing the Lease with a strong personal financial statement with over \$26,116,060 in assets and a net worth of approximately \$18,204,195. Fuel distributor has a proven track record of 100 million gallons of fuel being distributed in 2020.

SHELL LAUNCHES OPEN INNOVATION STUDIO

September 14, 2020 (*Shell.us*)

Studio X, a first-of-its-kind open innovation studio powered by Shell - Open on Shell.com (NYSE: RDS), launched today with three initial products to help define the future of exploration.

Starting with three products focused on exploration and discovery, Studio X will immediately offer software tools, on-demand work, prize-winning challenges, mentorship opportunities, and more to energy innovators.

Studio X aims to usher in new era of tech advances, flexible work opportunities, and big ideas to an industry ripe with opportunity and to re-imagine the future of work in exploration.

"Studio X brings tech advances at a challenging time for exploration and the global economy," said Mauhan Zonoozy, Acting GM of Studio X. "The technology within will lead to better ways of working in the exploration field -- increasing collaboration and ultimately improving outcomes. Studio X will fuel big ideas, connect a network of global talent with remote work opportunities, empower and guide entrepreneurs and startups, and crowd source bold solutions to make the ideas of today into the industry-leading tools of tomorrow."

While technology and innovation are constantly being introduced, the ways of working in the exploration space have generally remained the same until now. Studio X will break down silos, improve outcomes, and increase collaboration, using a flexible workforce.

"Studio X was developed by Shell to reimagine the future of work in exploration," said Marc Gerrits, Shell's Executive Vice President of Global Exploration. "To meet increasing global energy demand, oil and gas will remain an element of the energy mix for decades to come. By harnessing efficiencies, embracing new technologies, and deploying digital capabilities, Studio X will be at the forefront as the exploration profession evolves."

In launching Studio X, Shell (or potentially third-party project sponsors) offers real-world projects with data to an untapped worldwide network of scientists, entrepreneurs, and tech leaders - crowdsourcing ideas and nurturing companies to usher in a new chapter in exploration.



[CLICK HERE TO READ MORE](#)

FILE PHOTO

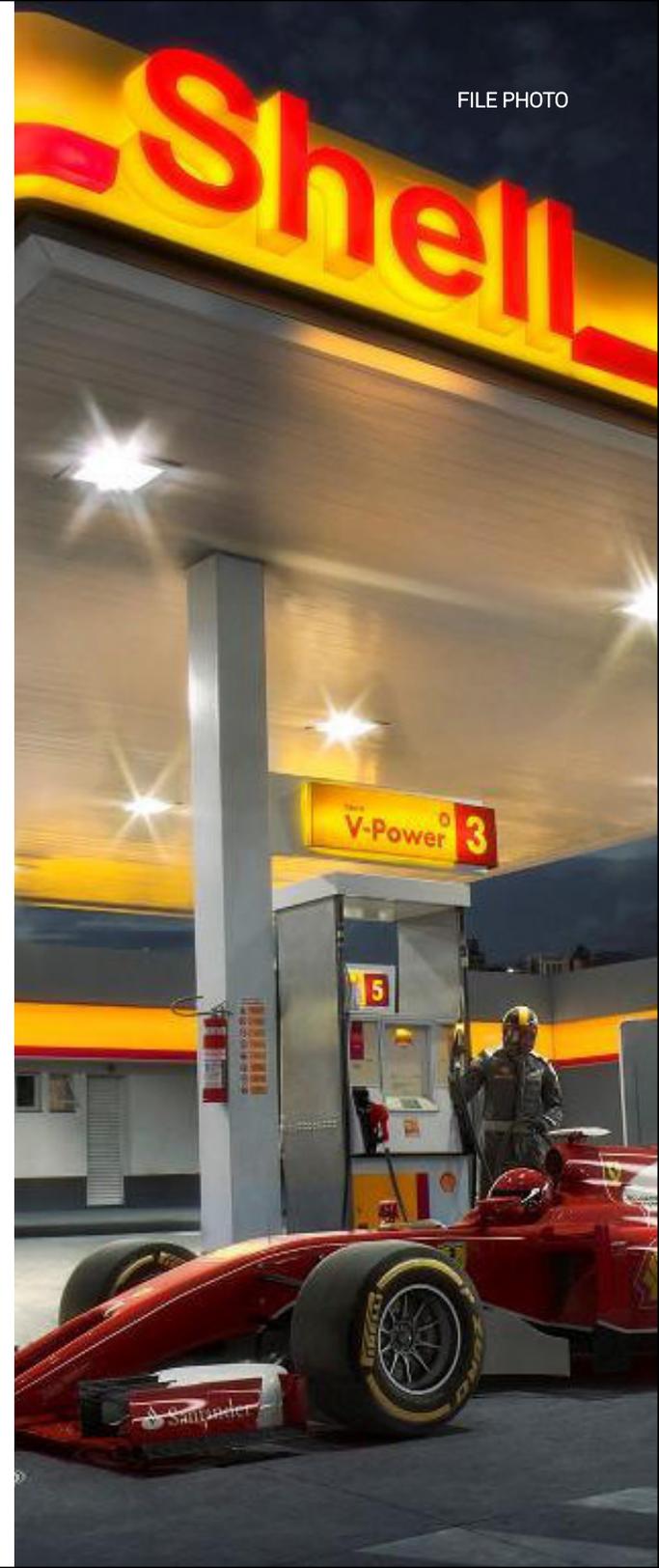


LEASE OVERVIEW

SHELL | TULSA, OKLAHOMA

| | |
|-----------------------|---|
| INITIAL LEASE TERM | 20-Years, Plus (2), 5-Year Options |
| RENT COMMENCEMENT | August 2020 |
| LEASE EXPIRATION | August 2040 |
| LEASE TYPE | Absolute NNN Lease |
| RENT INCREASES | 10% Every 5 Years, in Primary Term and Option Periods |
| ANNUAL RENT YRS 1-5 | \$87,972 |
| ANNUAL RENT YRS 6-10 | \$96,769 |
| ANNUAL RENT YRS 11-15 | \$106,446 |
| ANNUAL RENT YRS 16-20 | \$117,091 |
| OPTION 1 - YRS 21-25 | \$128,800 |
| OPTION 2 - YRS 26-30 | \$141,680 |

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.



FILE PHOTO

OKLAHOMA CAPITAL BANK

DOLLAR GENERAL

SUBJECT PROPERTY
6401 N PEORIA AVE.



Simple Simons Pizza

CHEROKEE ELEMENTARY SCHOOL
(256 STUDENTS)



FAMILY DOLLAR



N PEORIA AVENUE
± 14,497 VPD



MCLAIN HIGH SCHOOL OF SCIENCE AND TECHNOLOGY
(639 STUDENTS)

AutoZone

SUBWAY

O'Reilly AUTO PARTS
metro by T-Mobile



MONROE MIDDLE SCHOOL
(256 STUDENTS)

DOLLAR GENERAL

Walgreens
DOLLAR TREE



PARK VIEW VILLAGE ESTATES
(220 UNITS)

O'BRIEN PARK BASEBALL COMPLEX

O'BRIEN PARK

RODDEN PARK

SKATENORTH

MOHAWK SPORTS COMPLEX

CHEROKEE EXPRESSWAY
± 41,997 VPD



LAKE YAHOLA

SITE OVERVIEW

SHELL | TULSA, OKLAHOMA



1988
YR BUILT



±1,215 SF
BUILDING AREA



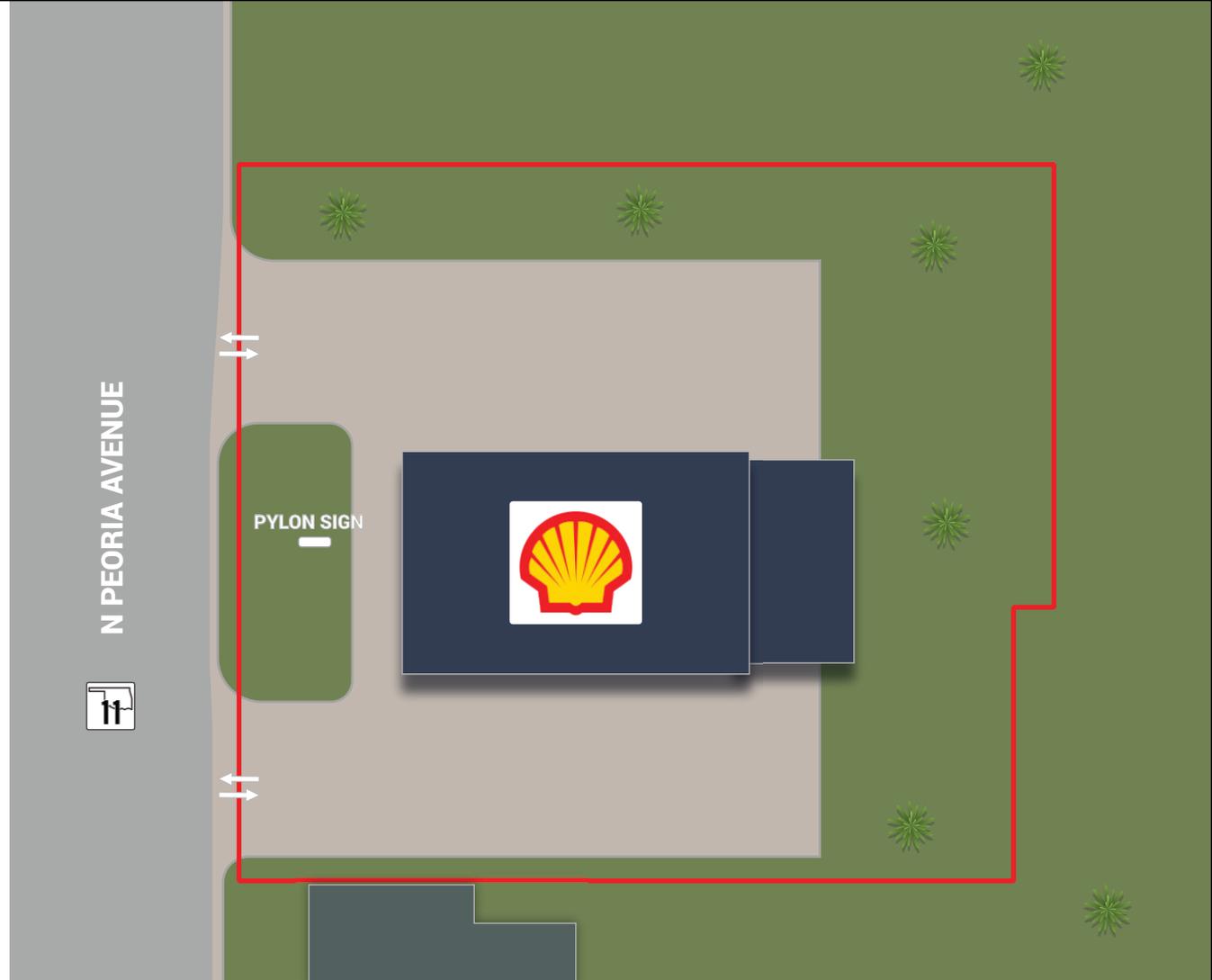
±0.68 ACRES
LAND AREA

NEIGHBORING RETAILERS

- | | |
|----------------------|-----------------------|
| Dollar General | Warehouse Market |
| Simple Simon's Pizza | Oklahoma Capital Bank |
| Family Dollar | Walgreens |
| Dollar Tree | Church's Chicken |
| Subway | O'Reilly Auto Parts |
| Arby's | KFC |
| AutoZone Auto Parts | Metro by T-Mobile |

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

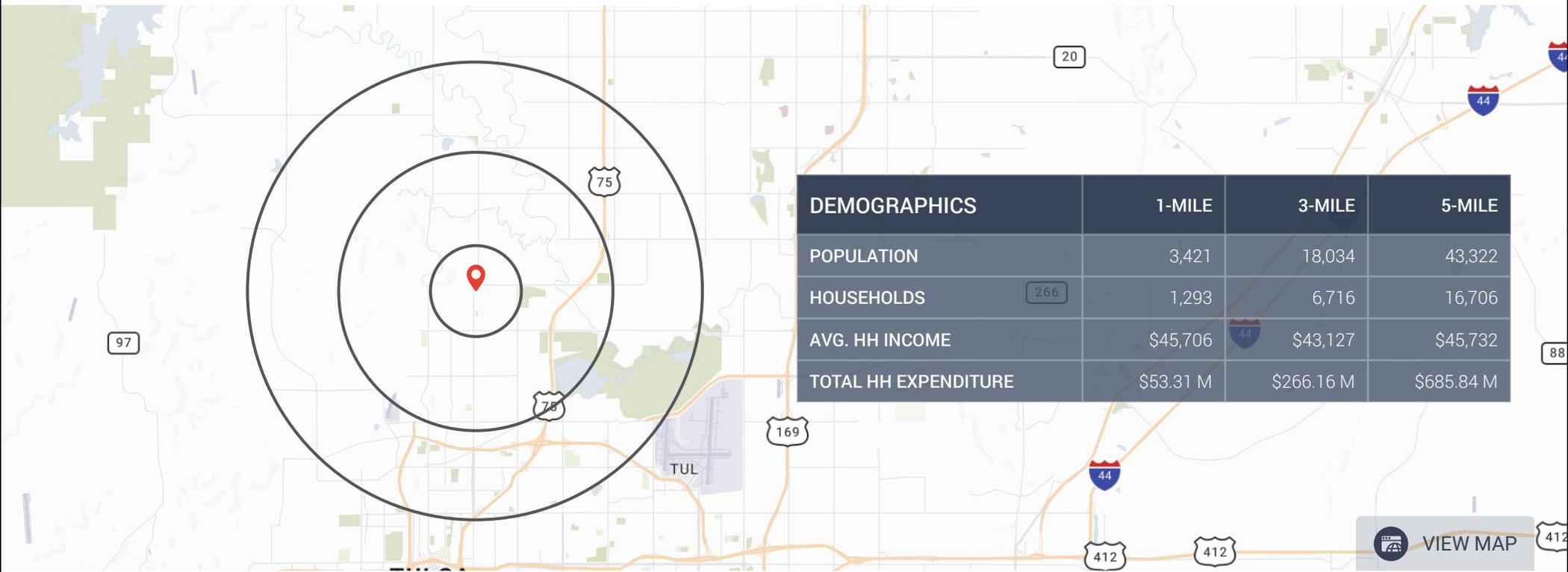
8 | SECURE NET LEASE



FILE PHOTO

LOCATION OVERVIEW

SHELL | TULSA, OKLAHOMA



ECONOMIC DRIVERS (# of Employees)

Oklahoma State University (12,000)
 Center for MIS Studies (10,000)
 Oklahoma University Health (6,000)
 US FAA (5,000)
 University of Oklahoma (5,000)

Altus Air Force Base (4,590)
 OU Medical Center (3,330)
 Winstar World Casino (3,200)
 University of Oklahoma Office of General Counsel (3,000)
 St. Anthony Hospital (2,882)

Norman Regional Health System (2,555)
 Seaboard Farms (2,500)
 CIVILIAN Personnel Management Service (2,400)
 UPS Customer Center (2,350)
 Goodyear Tire & Rubber Co (2,300)

LOCATION OVERVIEW

SHELL | TULSA, OKLAHOMA



TULSA OKLAHOMA



401,190
POPULATION



\$57,859
MEDIAN HOUSEHOLD INCOME

Tulsa is the second largest city in Oklahoma and the 47th most populous city in the U.S. Many say it is “where the South meets the West,” mixing characteristics of a traditional, genteel and historic Southern city with the ruggedness, ambitions

Tulsa is home to a distinct culture of the South, Southwest and Midwest regions, as well as Native American and cowboy heritage due to its location.

and appearances of the West. Tulsa is located in northeastern Oklahoma on the Arkansas river. It is the principal municipality and serves as the county of seat of Tulsa county, the most densely populated county in Oklahoma. Once known as the “Oil Capital of the World”, Tulsa remains an important center and industrial machinery. In addition the area is home to many of the nation's rental car companies, including Dollar Thrifty Automotive Group. Tulsa is home to a distinct culture of the South, Southwest and Midwest regions, as well as Native American

and cowboy heritage due to its location. Tulsa's leading economic sectors include aerospace, technology and finance. The city is considered the cultural and arts center of Oklahoma with two world-renowned art museums, full-time professional opera and ballet companies and one of the nation's largest concentrations of art deco architecture. Tulsa's lively entertainment districts feature eateries, shopping and gaming, while the Tulsa music scene is the star of the state. Family fun also prevails in T-Town, home of the highly-rated Tulsa Zoo, while the city's Arkansas River trails and outdoor recreation areas offer outdoor respites from all the urban excitement.

47th

TULSA IS THE 47TH MOST POPULOUS CITY IN THE U.S.

Tulsa

TULSA RANKED ON LIVABILITY'S TOP 100 BEST PLACES TO LIVE 2019

IN THE NEWS

SHELL | TULSA, OKLAHOMA

TULSA'S FUTURE SUPPORTS THOUSANDS OF JOBS AND \$829 MILLION IN CAPITAL INVESTMENT

December 30, 2019 (*Tulsa Regional Chamber*)

Tulsa's Future, the public-private regional economic development partnership led by the Tulsa Regional Chamber, helped create 2,609 jobs and generate \$829 million of capital investment in northeast Oklahoma in 2019.

Notable economic development projects announced from this year include Milo's Tea Company's \$60 million production plant in Owasso; the relocation of 85 Triumph Aerospace Structures employees to downtown Tulsa; and the addition of 615 jobs at the American Airlines' Tulsa maintenance base.

"The Tulsa region saw steady growth this year and continues to attract and expand high-quality employers."

"Primary job growth has a ripple effect on the entire region, as each primary job supports additional secondary jobs in northeast Oklahoma," says Bill Murphy, senior vice president of economic development for the Tulsa Regional Chamber.

In addition to these announcements, Tulsa was recently recognized as one of the 50 best places to start a business and was ranked the No. 1 city in wage growth by Inc. Magazine. Per capita income in the Tulsa metropolitan statistical area is estimated to have risen 11.1% in 2018.

Tulsa's Future is a collaborative economic development partnership that works with the City of Tulsa, 201 private investors from the business community, and a number of regional and tribal partners to further economic prosperity.

 [CLICK HERE TO READ MORE](#)

TULSA INNOVATION LABS IDENTIFIES CITY'S TOP 5 OPPORTUNITIES FOR ECONOMIC GROWTH

June 25, 2020 (*Business Wire*)

The report evaluated multiple tech industries to identify the highest growth and most contestable areas for Tulsa. As part of the study, TIL engaged over 100 stakeholders, and their perspectives were invaluable as TIL looks to drive its work through industry and community partnerships. McKinsey & Company, the global management consultancy, provided analytical support to the study.

We're excited to work with forward-thinking partners across sectors as *we transform Tulsa into a tech hub and leader in the future of work,*" said Nicholas Lalla, co-founder and managing director of TIL.

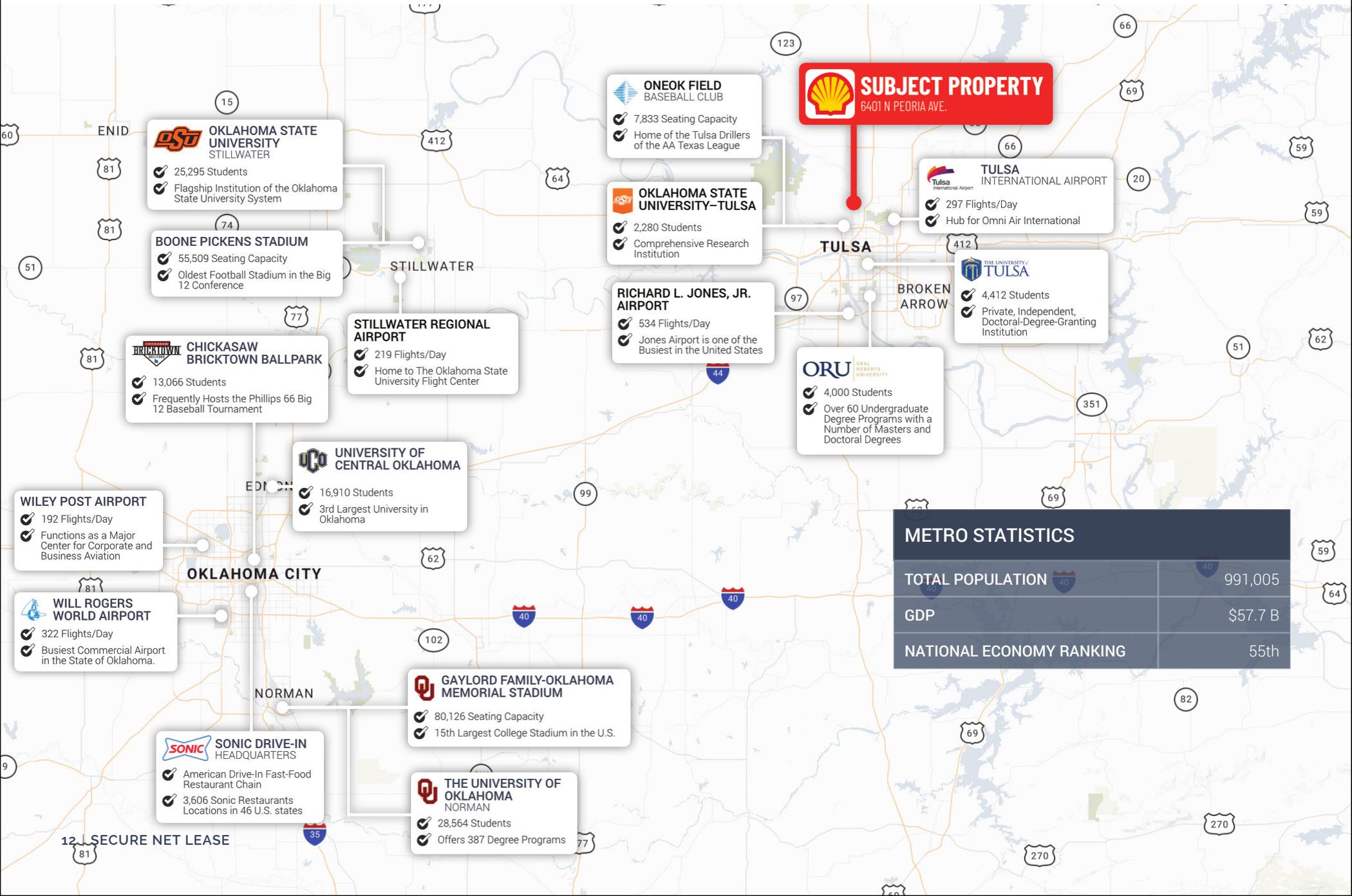
TIL launched in early 2020 and is working to establish Tulsa's tech niche by creating new programs and projects to support local talent, startups, and academic innovation aligned to the five tech clusters above. Through its work, TIL aspires to create the nation's most inclusive tech community in Tulsa.

"The playbook for action we created will enable us to catalyze growth in five tech clusters and provide new opportunities to Tulsans. Especially today, as we struggle to adapt to market disruptions and worker displacements caused by the pandemic, we believe now is the time to think about the future and build an equitable and diversified economy for Tulsa."

 [CLICK HERE TO READ MORE](#)

TULSA-BROKEN ARROW-OWASSO

SHELL | TULSA, OKLAHOMA



| METRO STATISTICS | |
|--------------------------|----------|
| TOTAL POPULATION | 991,005 |
| GDP | \$57.7 B |
| NATIONAL ECONOMY RANKING | 55th |

12 SECURE NET LEASE

SECURE

NET LEASE

WE LOOK FORWARD TO HEARING FROM YOU

DALLAS OFFICE

10000 N. Central Expressway
Suite #200
Dallas, TX 75231
(214) 522-7200

LOS ANGELES OFFICE

123 Nevada Street
El Segundo, CA 90245
(424) 220-6430

securenetlease.com